

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

May 26, 2004

**Aldermen Thibault, Roy,
Gatsas, Osborne, Porter**

5:30 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Stephen Landry, NHDES, Merrimack Watershed Supervisor and Jennifer Drociak, Manchester Conservation Commission, on behalf of the Black Brook Advisory Committee requesting a special meeting be held to make a presentation on the proposed Black Brook restoration efforts and specifically the potential removal of the Maxwell Pond Dam.
If the Committee so desires, a motion is in order to schedule a special meeting (Tuesday, June 22nd, 5:15 p.m. presently available).
4. Communication from Dennis Ancil submitting a request from the NHDOT for the conveyance to the State of portions of City-owned land at the West High School Athletic Field.
(Note: awaiting reports from Assessors, Highway, Parks & Recreation, and Planning.)
Clerk Notes
Tax: no report as the properties in question are not tax-deeded parcels.
Gentlemen, what is your pleasure?

5. Communication from the Tax Collector relative to land on West Haven Road requesting the committee determine whether it is surplus to the City's needs and if so, dispose of it in the most appropriate manner according to RSA 80:80 I, II, IIa and III.

Clerk Notes

Planning: recommends it be declared surplus recommending it be offered to an abutter

Tax: report received; no objection to sale

Assessors: awaiting report

Gentlemen, what is your pleasure?

6. Communication from John Gadd requesting to purchase property located at 398 Hanover Street (Map 289, Lot 15).

Clerk Notes

Planning: awaiting report

Tax Collector: report received; no objection to sale

Assessors: awaiting report

Gentlemen, what is your pleasure?

7. Communication from Manchester Neighborhood Housing Services, Inc. advising of their interest in purchasing the former Brown School property. *(Note: communication from the Director of Planning & Community Development suggesting the committee may wish to issue an RFP aimed at discovering further information from interested parties as to how they would use this historic City property.)*

Gentlemen, what is your pleasure?

8. Communication from Steve Mscisz, Manager of the JMS Valley Grove Apartments advising of his interest in improving the railroad bed located adjacent to the property at Valley and Grove Streets.

Gentlemen, what is your pleasure?

9. Communication from Norm Hebert, Trustee of NHDC Realty Trust, seeking formal acceptance of a proposed ROW at 2989 Brown Avenue (Map 750, Lot 30A) as promised to him by the City on June 26, 1985. *(Note: awaiting communication from the Public Works Director.)*

Gentlemen, what is your pleasure?

- 10.** Communication from Gerald P. Cloutier requesting to purchase a parcel of land located at the intersection of Maple and Somerville Streets.

Clerk Notes

Planning: awaiting report.

Tax Collector: no interest in disposition as it is not a tax-deeded parcel.

Assessors: awaiting report.

Gentlemen, what is your pleasure?

- 11.** Communication from Jean Gagnon requesting to purchase a parcel of land located on Michigan Avenue (Map 0246, Lot 0001).

Clerk Notes

Planning: recommends it be declared surplus noting the most practical method of disposition would be to sell it to one of the seven directly abutting property owners with the stipulation that it be consolidated into their parcel.

Tax Collector: report received; no objection to sale

Assessors: awaiting report

Gentlemen, what is your pleasure?

- 12.** Sale of tax-deeded property on Page Street and Michigan Avenue (Map 246, Lots 3, 6 & 7).

Clerk Notes

Planning: advising the most appropriate manner of disposition would be some form of public sale such as auction.

Tax Collector: awaiting report

Assessors: awaiting report

Gentlemen, what is your pleasure?

- 13.** Communication from Lloyd Chipman requesting to purchase a City-owned parcel located off Old Wellington Road and Bridge Street Extension (Map 605, Lot 15).

Clerk Notes

Planning: recommends it be declared surplus advising that after discussion with the NHDOT the parcel should be sold to Mr. Chipman with the stipulation that it, along with any acquired state-owned lands, be consolidated into their residential parcel.

Tax Collector: awaiting report.

Assessors: awaiting report.

Gentlemen, what is your pleasure?

TABLED ITEMS

A motion is in order to remove any of the following items from the table for disposition.

- 14.** Report, if available, from Planning, Assessors, Tax and Solicitor regarding transferring the former Highland Goffs Falls School to Moore Center Services, Inc.

(Note: tabled 08/19/2003; retabled 01/20/2004 pending report of value from Assessors.)

Clerk Notes

Planning: recommends sale of parcels to the Moore Center noting there are two outstanding sales-related issues, and further recommends the committee should request a brief presentation to be made by a Moore Center representative.

Tax Collector: report received; no interest in disposition.

Assessors: opinion of value \$1,000 - \$1,200 enclosed.

- 15.** Disposition of property on South Mammoth Road (Map 796, Lot 14).
(Note: tabled 08/19/2003; retabled 01/20/2004 pending further review by the committee.)

Clerk Notes

Planning: report surplus; dispose by public sale

Tax Collector: report received, no objection to sale

Assessors: opinion of value \$164,400 - \$246,600 (if rezoned \$246,600-\$328,800)

- 16.** Request from Albertine and Dennis Morrisette to acquire a parcel of land on Trolley Court (Map 897, Lot 145).

(Note: tabled 11/12/2003; retabled 01/20/2004 pending report from Planning.)

Clerk Notes

Planning: recommends request for 30-foot wide parcel not be approved, but suggests whole Lot 145 could be disposed of through sale to abutter (Morrisette) subject to lot consolidation at abutter expense

Tax Collector: report received; no objection to sale

Assessors: opinion of value and selling price \$10,700; recommends deed should be written that lot cannot be built upon

- 17.** Request from Rallitsa M. Kostakis to acquire property on Belmont Street previously owned by Boston & Maine Railroad Company and now owned by the State of New Hampshire (Map 129).

(Note: tabled 11/12/2003; retabled 01/20/2004 pending additional reports from Assessors and Planning.)

Clerk Notes

Planning: recommends the possibility that a license be issued to Luigi's allowing their private use of an appropriate portion of the subject ROW for their parking needs

Tax Collector: has no interest in the disposition of this parcel

Assessors: has indicated a value range of \$13,080 to \$13,100

- 18.** Hackett Hill Master Plan.

(Note: tabled 01/20/2004 pending presentation by Merrimack Valley Sierra Club on 02/17/2004; retabled 02/17/2004.)

(Note: previously forwarded under separate cover to Board members.)

- 19.** Downtown Cultural Walking Trail.

(Note: tabled 04/20/2004.)

- 20.** Request from Kenneth DeSchuiteneer on behalf of Mr. Rene Soucy to acquire property on Frances Street (Map 0861, Lots 0023 and 0024.)

(Note: tabled 2/17/2004.)

Clerk Notes

Planning: report suggests sale to one of two abutters.

Tax Collector: has no objection to disposing of property

Assessors: opinion of value \$20,000-\$40,000

- 21.** Communication from the Deputy Public Works Director, on behalf of the NH Flying Tigers R/C Club, Inc., requesting use of the Dunbarton Road Sanitary Landfill for model activities.

(Note: tabled 05/10/2004 pending further review by the Highway Commission.)

- 22.** Communication from Dick Dunfey, MHRC, advising that Easter Seals of NH has offered to purchase and develop the French Hall property located on Hackett Hill for the full asking price of \$1.3 million; and further that upon approval by the city of sale, the MHRC would enter into a Purchase and Sales Agreement and prepare a Land Disposition Agreement for sale of the property.

(Note: tabled 04/20/2004 pending further discussion on the questions brought up regarding the Auburn Street location. Additional information provided by Easter Seals enclosed.)

- 23.** If there is no further business, a motion is in order to adjourn.